PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

100

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to allow an accessory structure (swimming pool) to be constructed in the side yard in lieu of the required rear yard

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1. Pool cannot be located in rear yard without extensive retaining walls due to existing topography.
- 2. If pool were to be located in rear yard, this would result in the removal of existing trees and shrubs at a financial loss to the owners.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County

I/We do solemnly declare and affirm.

under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): (Type or Print Name) (Type or Print Name) The or Dring Name) Deborah M. (Type or Print Name) Deborah M. Anderson Manus (Sustem) James Anderson, Jr! iner for Petitioner: Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: 5617 Balto National Pike 744-5757 Address Balto., d. 21228 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day County, on the ____27th_____ day of ____April____, 19_82_, at 10:15 o'clock

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. C. DIRECTOR

ORDER

March 29, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #155 (1981-1982) Property Owner: James & Deborah M. Anderson, Jr. N/ES Hickory Thicket Place, 150.80' N/E of centerline of Hollow Spring Lane Acres: 50/145.79 x 106.75/108.18 District: 11th

Dear Mr. Hammond:

FAM: EAM: FWR: SS

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 155 (1981-1982).

Very truly yours,

GC: Jack Wimbley M-NW Key Sheet 34 & 35 NE 25 Pos. Sheets NE 3 G Topo 72 Tax Map

RE: PETITION FOR VARIANCE NE/S of Hickory Thicket Pl., 150.80' NE of Hollow Spring La., 11th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JAMES ANDERSON, JR., et ux, : Case No. 82-231-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Bultimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any proliminary or final Order in connection therewith.

- Lite ben Later Charles and Peter Max Zimmerman Deputy People's Counsel

John W. Heisian, III People's Counsel for Saftimore County Rm. 223, Court House Towson, Maryland 21204 494-2138

Nata a sa

I HEREBY CERTIFY that on this 24th day of March, 1932, a copy of the foregoing Order was mailed to Mr. and Mrs. James Anderson, Jr., 8615 Hickory Thicket Place, Perry Hall, Maryland 21235, Petitioners and Mr. Edward Galloway, 5517 Baltimore National Pike, Baltimore, Marylant 21228, who requested notification.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

zoning variance tie is, and has no specific comments regarding same:

/Item #155 - James & Deborah M. Anderson, Jr.

Item #162 - Raymond J. & Arlene M. Cannoles

Item #163 - Matthews & Matthews, Inc.

Item #164 - Clarence A. & Maggie G. Cor.

Itan #166 - Lawrence R. & Sharon A. King

Item #170 - Erwin V. & Frieda Heinrich

Item #180 - Howard M. Grossfeld, et al.

Item #181 - Charles & Loretta Cain, Jr.

Item #187 - Donald L. & Beverlee J. Weston, Jr.

Item #182 - Curtis M. & Betty Johnson

Item #189 - Oliver B. & Jean J. Dearden

Item #167 - Carl D. & Dorothy C. McKinney, Sr.

Item #160 - Samuel L. Gastrock

ltem #168 - Frances M. Franz

Item #175 - John Shavers

Item #177 - Agnes A. Stem

The Baltimore County Department of Health has reviewed the following

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

• ·

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date

FROM Ian J. Porrest

SURJECT Zoning Variance Items

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUTT' OFFICE BLDG. 111 K. Chesapeake Ave. Towson, Maryland 21204

Burray of

April 20, 1982

ir. Edward Galloway 617 Baltimore Mational Pike Nicholas B. Commodari Baltimore, Maryland 21228

PE: Item No. 155 Petitioner - James & Deborah Anderson, Jr. Variance Petition

lagumeering. Dear Mr. Galloway: Traffic Engineering

Bux cau of Fire Prevention Etyment Planning Partical Degertment Sound of Education

The Zoning Plans Advisory Committee has reviewed the plans ubmitted with the above referenced patition. The following comments are not intended to indicate the appropriateness of the zoning action Lequested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Flanning may file a written report with the Zoning Commissioner with recommendations as to the suitability of

Zoning Administration

Enclosed are all comments submitted from the members of the ommittee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, Meholo Strangeran MICHOLAS B. COMMODARI Chairman Zoning Flans Advisory Committee

NBC:mch Inclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date London State Control Date Date London Date London FLOM: Charler d. (Tel) burnhar THE BOY OF THE SECTION OF THE SECTIO

ITEM No. 15. See Comment VIIAM NO. 155 Stundard Comment ITHM NO. 196 See Comment ITEM NO. 157 Cee Commett ITEM NO. 158 See Comments ITEM NO. 159 See Comment ITEM NO 160 Standard Comment ITEM NO 161 See Comments

ITEM NO 162 Standard Comment ITEM NO. 163 See Comment

-

ITEM NO. 124 See Comment - Revised

> Charlo & Sumhan Charles E. Burnham Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Date: March 1, 1982

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting cf: March 2, 1982

RE: Item No: 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours. Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

IJF/fth

ORDER RECEIVED FOR FIL

James & Deborah M. Anderson

5617 Baltimore National Pike

TIME: 10:15 A.M.

DATE: Tuesday, April 27, 1982

TOWSON, MARYLAND

Baltimore, Maryland 21228

c/o Edward Galloway

D

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/w.subdxnot result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the grantiv of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /shouldkxnox be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of ______, 19_82_, that the harrein Petition for Variance(s) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan marked Petitioners' Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approx1 of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

> Zoning Commissioner of Baltimore County

March 19, 1982

BALIFIMORE COUNTY

HOTICE OF HEARING

N/E of Hollow Spring Lane

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

NE/S Hickory Thicket Place 150.8

RE: Petition for Variance

Case #82-231 A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning

Date Morch 31, 1982

SUBJECT Zoning Petition No. 82-231-A

There are no comprehensive planning factors requiring comment on this petition.

> Norman E. Gerber
>
> Norman E. Gerber Director of Planning and Zoning

NEG: JGH:rmc

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

ZONING COMMISSIONER

~pril 14, 15/2

Mr. Edward Calloway 5617 Caltiragre National Pike Baltimore, Maryland 21223

> RF: Petition for Variance NE/S Hickory Thicket Place, 150,80' NE of Hollow Spring Lane - 11th District James Anderson, Jr., et ux - Petitioners NC. (2-231- 1 (Item No. 155)

Dear Mr. Galloway:

This is to advise you that \$51.73 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

WILLIAM E. HAMMON missioner No. 107618

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION M'SCELLANEOUS CASH RECEIPT

> 4/23/82 01-662 \$51.73

RECEIVED Maryland Pools, Inc. c/o Robt. W. Hunt Advertising & Posting Case #82-231-A
(James Anderson, Jr., et ux)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING OFFICE OF PLANINING AIRD 20 TOWSON, MARYLAND 21204

March 25, 1982

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #155, Zoning Advisory Committee Meeting, March 2, 1982, are as follows:

Property Owner: James and Deborah M. Anderson, Jr. Location: NE/S Hickory Thicket Place 150.80' N/E of centerline of Hollow Spring Lane Acres: 50/145.79 X 106.75/108.18 District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to in te the appropriateness of the zoning in question, but are to assure that all parties are made aw .e of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. \/imbley Planner III

Current Planning and Development

JLW:rh

DOCATION:

cc: Mr. & Mrs. James Anderson, Jr. 8615 Hickory Thicket Place

WEH/srl

Attachments

Perry Hall, Maryland 21236 John W. Hessian, III, Esquire People's Counsel

Mr. Edward Galloway

Dear Mr. Galloway:

ance with the attached.

5617 Baltimore National Pike

Baltimore, Maryland 21228

Beginning at a point on the northeast side of Hickory Thicket Flace, 150.80' northeast of the junctions of Hollow Spring Lane and Hickory Thicket Place, being known as Lot #18, Section #1, Block "B", as found on the plat of "Silvergate South" in the Eleventh Election District of Baltimore County, Plat of Southgate South, as found in Book 39, Folio 86 of Ealtimore County (E.H.K., Jr.). Also known as 8615 Hickory

DESCRIPTION

FUTI SEN FOR VARIANCE

11th DISTRICT

ZCNING: Petition for Variance

> Northeast side of Hickory Thicket Place, 150.80 ft. Northeast of Hollow Spring Lane

MATH & THE: Tuecday, April 27, 1982 at 10:15 A.M. PUBLIC HEARING:

Room 106, Jounty Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow an accessory structure (swimming pool) to be constructed in the side yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Location of accessory structure

All that parcel of land in the Eleventh District of Baltimore County

Being the property of James Anderson, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 27, 1982, at 10:15 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

> BY ORDER OF OF BALTIMORE COUNTY

NORMAN E. GERBER DIRECTOR

Verystruly you

VALIDATION OR SIGNATURE OF CASHIER

and the second s

WILLIAM E. HAMMOND

ZONING COMMISSIONER

May 6, 1982

RE: Petition for Variance

Petitioners

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

I have this date passed my Order in the above referenced matter in accord-

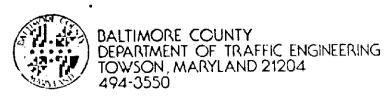
11th Election District

NE/S of Hickory Thicket Place,

James Anderson, Jr., et ux -

NO. 82-231-A (Item No. 155)

150.8' NE of Hollow Spring Lane -



STEPHEN E. COLLINS DIRECTOR

April 23, 1982

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of March 2, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 155, 157, 160, 161, 162, 163.

> Michael S. Flanigan Engineering Associate II

MSF/rlj

Mr. Edward Calloway 5617 Baltimore Wational Pike Baltimore, Maryland 21228

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd March , 19 82.

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner James & Peborah Anderson, Jr. Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting April 5, 1983 Exection of Signe IN Front of 8615 Hubery Thicket Place Derich exetail Appear 175' NE of Thellow Spring Lane Date of return: Road 16 - Fit Number of Signe: ____

Mr. William E. Hammond Zoning Commissioner Room 109 County Office Building Towson, Maryland 21204

> RE: Case No. 82-231-A Building Permit Application //hElection District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

James C. Anderson h.

PETITION FOR VARIANCE ZONING: Petition for Variance
LCCATION: Northeast side of
Hickory Thicket Place, 150.80 ft.
Northeast of Hollo # Spring Lane
DATE & TIME: Tuesday, April 27,
1982 at 10:15 A.M.
PUBLIC HEARING: Room 106,
Courty Office Building, 111 W.
Chesapeake Avenue, Townon,
Maryland CERTIFICATE OF PUBLICATION The Zoning Commissioner of Bal-timore County, by autho. ty of the Zoning Act and Regulations of Bal-timore County, with hold a public hearing: THIS IS TO CERTIFY, that the annexed advertisement was hearing:
Petition for Variance to allow an accessory structure (swimming pool) to be constructed in the side yard in lieu of the required rear published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each yard
The Zoning Regulation to be excepted as follows:
Section 400.1—Location of accessory of one time successive weeks before the ________ Section 400.1—Location of accessory structure

All that parcel of land in the Eleventh District of Baltimore County

Beginning at a point on the northeast side of Hickory Thicket Place, 150.80 northeast of the functions of Hollow Spring Lane and Hickory Thicket Place, being known as Lot #18, Section # 1, Block "B", as found on the pist of "Silvergate South" in the Eleventh Election District of Baltimore County, Plat of Southgate South as found in Book 39, Folio 88 of Baltimore County (E.H.K., Jr.). Also known as 8615 Hickory Thicket Place.

Being the property of James Anderson Jr., et ux, as shown on plat plan filed with the Zoning Department day of ______, 19_22, the first publication appearing on the ______ day of ______April_____ ment
Hearing Date: Tuesday April 27,
1982, at 10:15 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner Cost of Advertisement, \$______

Petition for Variance 11TH DISTRICT ZONING: Petition for Variance LOCATION: Northeast side of Hickory Thicket Place, 150.80 ft. Northeast of Hollow Spring Lane DATE & TIME: Tuesday, April 27, 1982 at 10:15 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeaks Avenue, Towson, The Zoning Commis-sioner of Baltimore Courty by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow an accessory structure (swimming pool) to be constructed in the side yard in lieu of the required rear yard.
The Zoning Regulation to be excepted as follows: Section 400.1 - Location of accessory structure All that parcel of land in the Tleventh District of Balti. ore County Beginning as a point on the northeast side of Hickory Thicket Place, 150.80' of Hollow Spring Lane and Hickory Thicket lace, being known as Lot #18, Section #1, Block "B", as found on the plat of "Silvergate South" in the Eleventh Election District of Baltimore County, Plat of Southgate South, as found in Book 39, Fo'

of Baltimore Co. y (E.H.K., Jr.). Also known as 8615 Hickory Thicket

Being the property of James Anderson, Jr., et ux, as shown on plat plan filed with the Zoning De-

Hearing Date: Tuesday, April 27, 1982, at 10:15

Public Hearing: Room 106, County Office Build-ing, 111 W. Chesapeake Avenue, Towson,

BYORDEROF WMam E. Hammond The Times

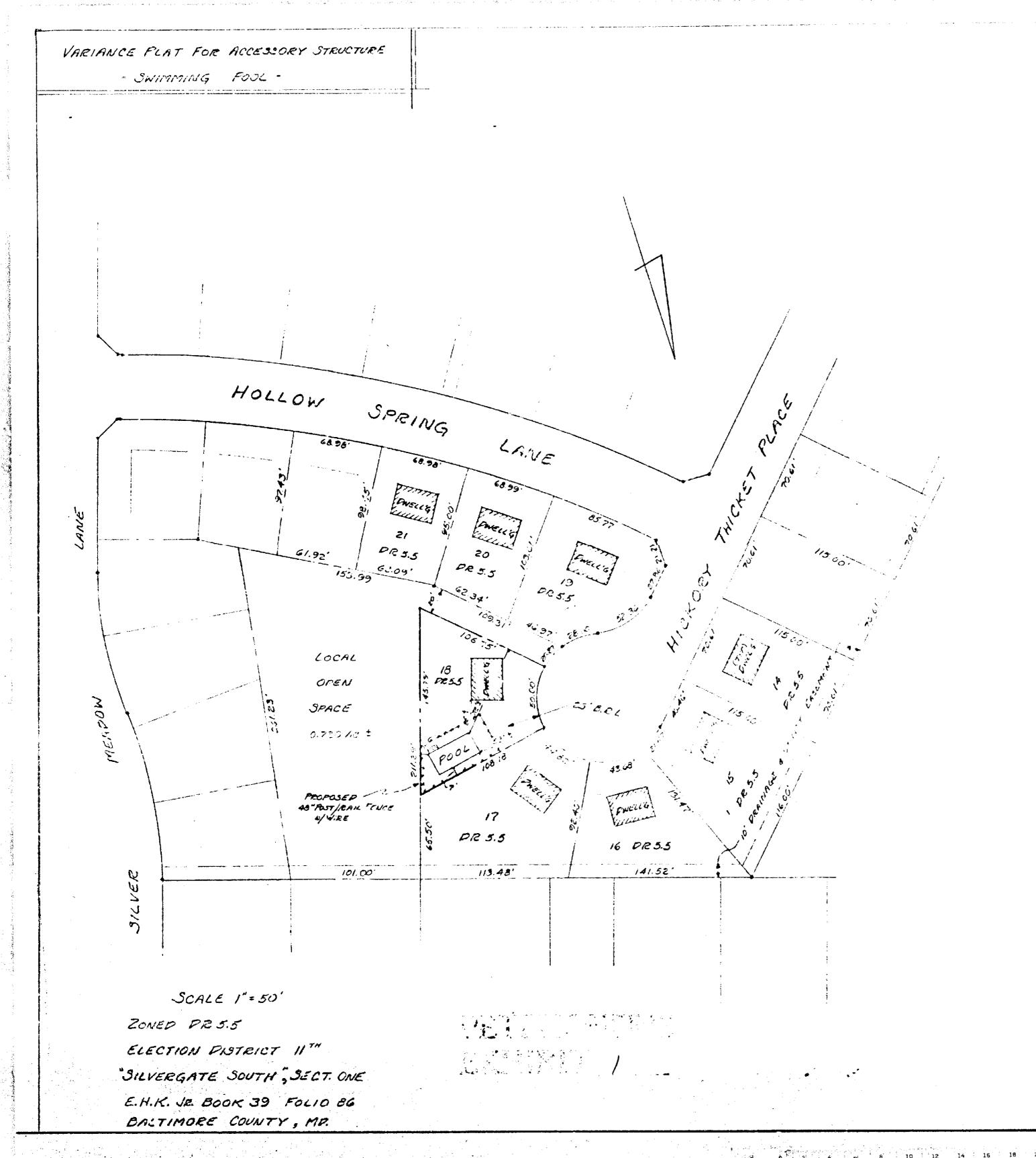
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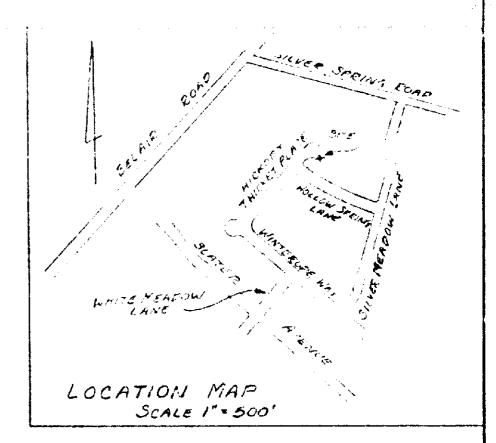
BALTIMORE COUNTY	OFFICE OF	F PLANNING &	ZONIN
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County Office Building 111 W. Chesapeake Avenue

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Your Petition has been received th	nis	_day of	Fel	, 1982.
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PETITION	" M	MAPPING F		PRO	ROGRESS		SHEET			
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Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla		or des	cripti	on	Yes
Previous case:			1	Map #	‡					.No





DIRECTIONS:

BELTWAY 695 TH EXIT 32-NORTH-BELAIR RP 3 MILES TO SILVER SPRING RA - RIGHT ONE BLOCK TO SILVER MEADOW-RIGHT TO HOLLOW SPRING RIGHT TO HICKORY THICKET - RIGHT TO SITE ON RIGHT.

SITE - LOT 18 - SECTION ONE · BLOCK E

"SILVERGATE SOUTH"

BALTIMORE COUNTY

DIEM HIST

VARIANCE PLAT FOR ACCESSORY STEUCTURE

- SWIMMING FOOL
SCALE: 1" : 50' AMEDIED BY: PRAWN BY: K.E.

PATE: 01/05/82 PRAWN BY: K.E.

MR. & MRS. JAMES ANDERSON

8615 HICKORY THICKET PLACE, PERRY HALL, MR. 21236

81 -590